

148.0

0002

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

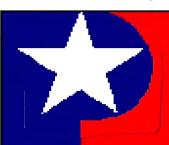
882,000 / 882,000

USE VALUE:

882,000 / 882,000

ASSESSED:

882,000 / 882,000


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
21-23		FESSENDEN RD, ARLINGTON

**OWNERSHIP**

Owner 1:	21-23 FESSENDEN LLC	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 6 BEACON STREET SUITE 305

Street 2:

Twn/City: BOSTON

St/Prov: MA	Cntry:	Own Occ: N
Postal: 02108		Type:

**PREVIOUS OWNER**

Owner 1:	CRONIN MICHAEL D & FRANCINE/TRS -
Owner 2:	MICHAEL & FRANCINE CRONIN FMLY -

Street 1: 22 TAFT DRIVE

Twn/City: WINCHESTER

St/Prov: MA	Cntry:	Own Occ: N
Postal: 01890		Type:

**NARRATIVE DESCRIPTION**

This parcel contains 4,494 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Aluminum Exterior and 2271 Square Feet, with 2 Units, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4494		Sq. Ft.	Site		0	70.	1.23	11									388,374						388,400	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4494.000	489,200	4,400	388,400	882,000		97166
							GIS Ref
							GIS Ref
							Insp Date
							07/16/18

1 of 1

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